



Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION: 2901 Mainline Blvd and 2900 Potomac Ave, Alexandria, VA 22301

ZONE: CDD 10

TAX MAP REFERENCE: 025.01-05-07 and 025.01-05-12

APPLICANT'S INFORMATION:

Applicant: Jim D'Agostino

Business/Trade Name: MRP Realty

Address: 3050 K Street, NW, Suite 125, Washington DC, 20007

Phone: 202-204-4945

Email: jdagostino@mrprealty.com

PROPOSED USE:

Animal Care with Overnight
Accommodations

Auto Trailer Rental or Sales

Catering Operation

Child and Elder Care Homes

Day Care Center

Health and Athletic Club

Light Assembly, Service, and Craft

Light Auto Repair

Live Theater

Massage Establishment

Outdoor Dining (Other than King Street Outdoor
Dining Area)

Outdoor Food and Crafts Market

Outdoor Garden Center

Outdoor Display

Public School Trailers

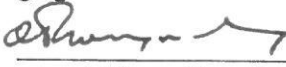
Restaurant

Valet Parking

✓ Vehicle Parking or Storage for More Than 20
Vehicles

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of Landbay G Parcels B and E (property address), for the purposes of operating a Temporary Parking and Trailers (use) business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: JBG / Landbay G, LLC Phone: (240) 333-3600
4747 Bethesda Ave.
Bethesda, MD 20814
Address: JBG/LANDBAY G, L.L.C.,
a Delaware Limited Liability Company
By: JBG/Company Manager, L.L.C., mail: vcoates@jbgsmith.com
its Managing Member
Signature: By:  Date: 12/10/2019
Name: Anthony Greenberg
Title: Authorized Signatory

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

☒ Other: Adjacent Construction Activity Operator of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Temp. construction worker parking and construction trailers to support an adjacent construction project. 2- 60'x24' trailers, 1 - 60'x12' trailer, and 2 - 48'x12' trailers are proposed. Security fencing will be provided around the perimeter of the site. Duration of 2 years.

3. Please describe the proposed hours of operation:

Days Hours

Daily

Or give hours for each day of the week

Monday 6am - 7pm

Tuesday 6am - 7pm

Wednesday 6am - 7pm

Thursday 6am - 7pm

Friday 6am - 7pm

Saturday 7am - 5pm

Sunday N/A

4. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

N/A

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

N/A

5. A. How many parking spaces of each type are provided for the proposed use:

100 Standard and compact spaces

N/A Handicapped accessible spaces

Other

B. Please give the number of:

100 Parking spaces on-site

N/A Parking spaces off-site

If the required parking will be located off-site, where will it be located?

N/A

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

N/A

B. Where are off-street loading spaces located?

N/A

C. During what hours of the day do you expect loading/unloading operations to occur?

N/A

D. How frequently are loading/unloading operations expected to occur per day or per week?

N/A

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

None

8. What is the square footage the use will be occupying?

N/A square feet

APPLICANT'S SIGNATURE


Please read and initial each statement:

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Print Name of Applicant or Representative

Signature



Date

12/17/19

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: MRP REALTY, 3050 K ST. NW, SUITE 120, WASHINGTON, DC 20006

Phone: 703 901-0730

Email: JDAAGOSTINO@MRPREALTY.COM

Fax:



Department of Planning & Zoning

Administrative Special Use Permit New Use Checklist

☒ **Application form**

☒ **Application fee**

Supplemental Worksheet for the following uses:

- ☐ Catering Operation
- ☐ Child or Elder Care Home
- ☐ Day care Center
- ☐ Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage
- ☐ Live Theater
- ☐ Outdoor Dining
- ☐ Outdoor Display
- ☐ Outdoor Food and Crafts Market
- ☐ Outdoor Garden Center
- ☐ Restaurant
- ☐ Valet Parking

Interior floor plan

- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

- ☒ Show subject site, on-site parking area, surrounding buildings, cross streets

If applicable

- ☐ Outdoor plan for outdoor uses

INSTITUTE FOR DEFENSE ANALYSES

LANDBAY G, BLOCKS B & E, POTOMAC YARD -

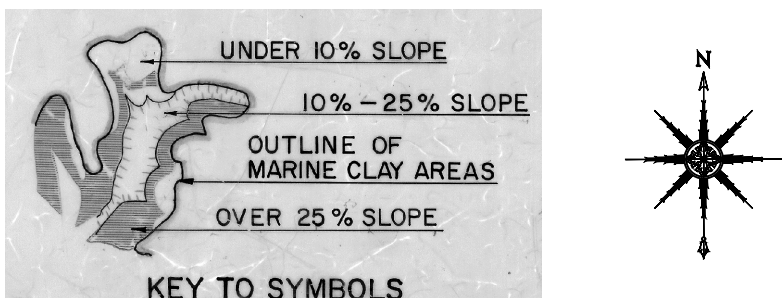
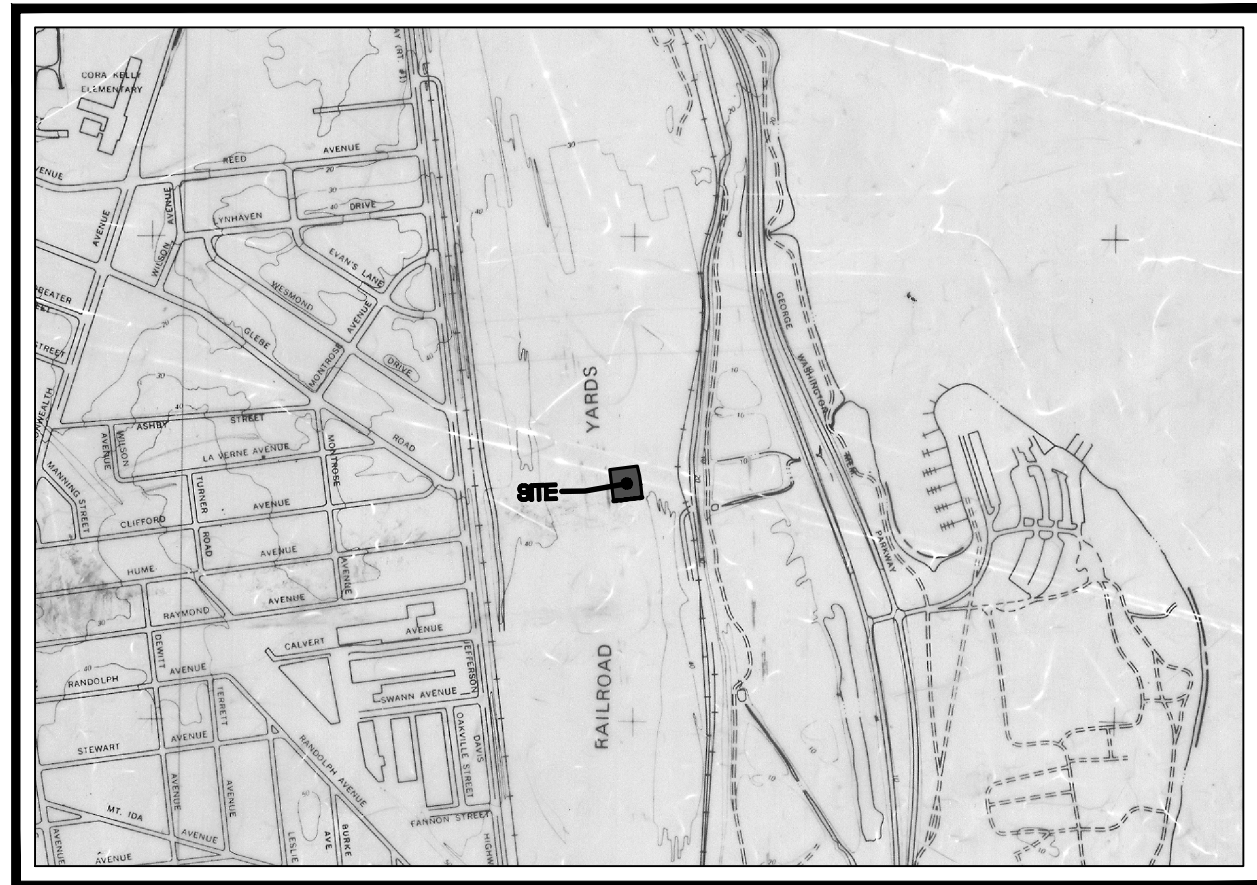
OFFSITE CONSTRUCTION WORKER PARKING AND CONSTRUCTION TRAILERS

GRADING PLAN No. GRD2019-

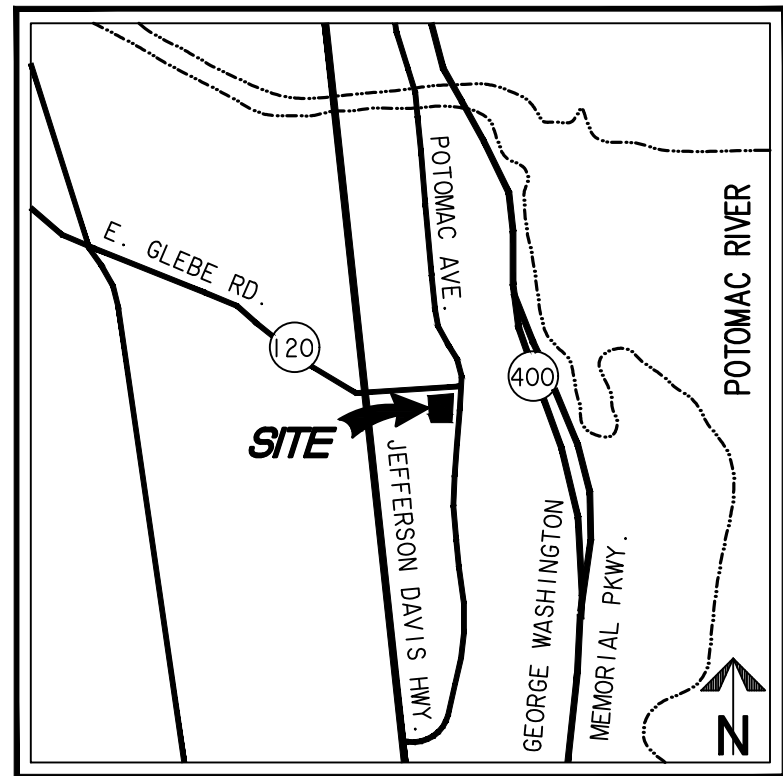
CITY STANDARD GENERAL NOTES

- THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO. T.M. 025.01-05-07, T.M. 025.01-05-12 AND IS ZONED CDD-10.
- OWNER: LBG PARCEL B LLC AND LBG PARCEL E LLC
- RECORDED UNDER INSTRUMENT NUMBER 160005550
- ADDRESS: 2901 MAINLINE BLVD AND 2900 POTOMAC AVE, ALEXANDRIA, VA 22301
- TOTAL DEVELOPMENT SITE AREA= 3.1254 AC OR 136,144 SF
DISTURBED AREA= 0.9781 AC OR 42,604 SF
- THE NATURAL SOILS AT THE SITE CONSIST OF KEYPORT SILT LOAM ACCORDING TO THE CITY'S SOIL MAP.
- THE DEVELOPMENT SITE DRAINS TO THE POTOMAC RIVER WATERSHED
- CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
- ALL PUBLIC AND PRIVATE EASEMENTS OR ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
- ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
- FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS, AS APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, ARE DEMONSTRATED HEREIN.
- PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED, TO STREETS, ALLEYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
- ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
- ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (TE&S).
- CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
- ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDOR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE GRADING PLAN, WHEN APPLICABLE. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSM) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSM GENERAL PERMIT CAN BE FOUND ONLINE AT: <http://www.deq.virginia.gov/Programs/Water/StormwaterManagement/VSMPermits.aspx>
- PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (TE&S), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
- ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
- THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSE IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
- THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-838-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS NEITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
- IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- PER THE REQUIREMENTS OF SECTION 8-1-12 OF THE CITY CHARTER AND CODE; WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOIST BEARING OR STORY HEIGHT ABOVE GRADE, A PLOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR APPROVAL BEFORE PROCEEDING FURTHER WITH THE CONSTRUCTION.
- A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS GRADING PLAN SHOWS LOCATION AND PROPOSED GRADING ONLY OF ALL THE WALLS.
- SUBMIT A SURVEY, CONSISTENT WITH THE REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY CHECKLIST, TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO REQUESTING AN INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
- ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN AN EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
- ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.
- ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER FACILITIES.
- SIDEWALKS SHALL REMAIN OPENED DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSE; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USBC 115.0.

MARINE CLAY SOILS MAP SCALE: 1"=1,000'



VICINITY MAP



SCALE: 1"=2000'

DEVELOPMENT TEAM INFORMATION

- | | | |
|--|---|--|
| 1. OWNER:
LBG PARCEL B LLC
LBG PARCEL E LLC
JBG COMPANIES
4445 WILLARD AVE, STE 400
CHEVY CHASE, MD 20815 | 2. DEVELOPER:
MRP REALTY
3050 K STREET, NW
SUITE 125
WASHINGTON, DC 20007
ATTN: MR. JAMES D'AGOSTINO | 3. CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.
207 PARK AVE.
FALLS CHURCH, VA 22046
703-532-6163
ATTN: MR. TRAVIS P. BROWN, P.E. |
|--|---|--|

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT PROPOSES TO UTILIZE EXISTING LANDBAY G, BLOCKS B AND PARTIAL BLOCK E OF POTOMAC YARD FOR OFFSITE CONSTRUCTION WORKER PARKING AND CONSTRUCTION TRAILERS. THIS PARKING AND TRAILER AREA WILL SUPPORT THE INSTITUTE FOR DEFENSE ANALYSIS PROJECT THAT IS CURRENTLY UNDER CONSTRUCTION (DSUP 2012-0008). A PORTION OF THIS BLOCK WAS PREVIOUSLY PAVED FOR CONSTRUCTION WORKER PARKING FOR OTHER NEARBY PROJECTS. THIS PLAN INVOLVES EXPANDING THE PARKING AREA WITH GRAVEL AND INCLUDING AN AREA FOR CONSTRUCTION TRAILERS.

AREA TABULATIONS

TOTAL SITE AREA (SURVEY) =	136,144 SQ. FT.	OR	3.1254 ACRES
TOTAL TAX PARCEL AREA (LAND RECORDS) =	136,144 SQ. FT.	OR	3.1254 ACRES
TOTAL EXISTING IMPERVIOUS AREA =	9,988 SQ. FT.	OR	0.2293 ACRES
TOTAL PROPOSED IMPERVIOUS AREA =	41,312 SQ. FT.	OR	0.9484 ACRES
TOTAL AREA OF DISTURBANCE =	42,604 SQ. FT.	OR	0.9781 ACRES

ZONING TABULATIONS

ZONING:	CDD #10
EXISTING USE:	VACANT LAND
PROPOSED USE:	TEMPORARY PARKING
TAX MAP NUMBER:	T.M. 025.01-05-07, T.M. 025.01-05-12
ADDRESS:	2900 POTOMAC AVENUE AND 2901 MAIN LINE BLVD, ALEXANDRIA, VA 22301

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

N/A

SHEET INDEX

- | | |
|--------|--|
| C-0101 | COVER SHEET |
| C-0201 | NOTES |
| C-0301 | EXISTING CONDITIONS PLAN |
| C-0401 | LAYOUT PLAN |
| C-0601 | EROSION AND SEDIMENT CONTROL PLAN - PHASES 1 AND 2 |
| C-0602 | EROSION AND SEDIMENT CONTROL NOTES |
| C-0603 | EROSION AND SEDIMENT CONTROL DETAILS |
| C-0701 | STORMWATER MANAGEMENT BMP DRAINAGE PLAN |
| C-0702 | STORMWATER MANAGEMENT NARRATIVE AND COMPUATIONS |
| C-0703 | PYD DRAWDOWN TABLE |

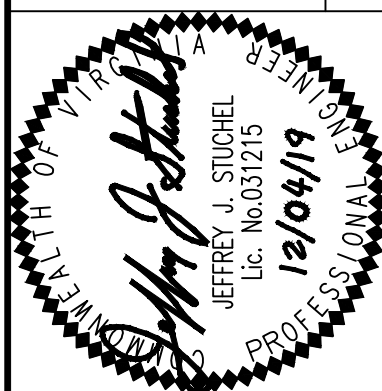
GRD2019-
APPROVED DATE _____

DIRECTOR OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES

COVER SHEET

INSTITUTE FOR DEFENSE
ANALYSES AT POTOMAC YARD
OFFSITE CONSTRUCTION WORKER PARKING
AND CONSTRUCTION TRAILERS
LB G, BLOCKS B/E- CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ENGINEERS • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.VLPINC.com
ESTABLISHED 1945



NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

GENERAL CONSTRUCTION NOTES

1.

THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
2.

THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED IF REQUIRED.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4.

THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5.

THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR CAUSING EXISTING UTILITIES TO BE DISCONNECTED.
6.

THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7.

ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE COUNTY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8.

EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS (IF PRESENT).
9.

ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
10.

PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
11.

THE CONTRACTOR IS TO VERIFY INVERT, SIZE AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
12.

EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONTRACTOR.
13.

EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, T&ES.
14.

ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
15.

TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, CONTACT ENGINEER FOR ADDITIONAL INFORMATION PRIOR TO CONSTRUCTING IMPROVEMENTS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS MAY BE REQUIRED.
16.

THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA AND IT'S CURRENT ZONING ORDINANCE AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
17.

THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
18.

CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
19.

THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION. WATERPROOFING FOR FILL AGAINST BUILDINGS AND LOCATION OF MECHANICAL EQUIPMENT AND CONNECTIONS AT THE FACES OF BUILDINGS.
20.

SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR THE PONDING OF WATER ON THE ROADWAY.
21.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
22.

ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND SOILS REPORT REQUIREMENTS.
23.

THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.

GENERAL AND SITE SPECIFIC NOTES

1.

A VSPM PERMIT IS REQUIRED FOR THIS DEVELOPMENT. CONTRACTOR RESPONSIBLE FOR ENSURING PERMIT IS OBTAINED AND CURRENT THROUGHOUT THE DURATION OF THE PROJECT.
2.

CONTRACTOR RESPONSIBLE FOR OBTAINING POTW PERMIT IF REQUIRED.
3.

THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
4.

THERE ARE NO KNOWN AREAS OF MARINE CLAY ON THIS SITE.
5.

THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
6.

ALL SOLID WASTE SHALL BE DELIVERED TO A REFUSE DISPOSAL FACILITY DESIGNATED BY THE DIRECTOR OF T&ES. ALL FUTURE LEASE OR PROPERTY SALES SHALL STIPULATE THIS REQUIREMENT.
7.

NO EVIDENCE OF GRAVES OR BURIAL SITES HAS BEEN FOUND ON THIS PROPERTY.
8.

DAMAGE TO ANY EXISTING ENTRANCES, CURB AND GUTTER, PAVEMENT OR OTHER EXISTING STRUCTURES NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED TO THE SATISFACTION OF THE CITY OF ALEXANDRIA AND ANY ADJOINING OWNERS THAT MAY BE AFFECTED.
9.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.
10.

THERE ARE NO MAPPED RESOURCE PROTECTION AREAS ON SITE.
11.

ALL ON-SITE RETAINING WALLS ARE SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. THIS PLAN IS FOR LOCATION AND PROPOSED GRADING ONLY. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE ACCOMPLISHED BY OTHERS.
12.

THERE WILL NOT BE AN INCREASE IN SANITARY SEWER DISCHARGE ASSOCIATED WITH THIS DEVELOPMENT.
13.

A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION, IF NECESSARY.
14.

EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD REQUIREMENTS (IF PRESENT).
15.

ALL EROSION CONTROLS SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST VERSION OF) AND MUST BE SUBMITTED AND APPROVED BY T&ES.
16.

ALL PRIVATE UTILITIES ARE TO BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS SPECIFICALLY ALLOWED UNDER APPLICABLE SITE PLAN CONDITIONS.
17.

THE STORMWATER COLLECTION SYSTEM IS LOCATED WITHIN THE POTOMAC RIVER WATERSHED. ALL ON-SITE STORMWATER CURB INLETS AND PUBLIC CURB INLETS WITHIN 50 FT OF THE PROPERTY LINE SHALL BE DULY MARKED USING STANDARD CITY MARKERS, OR TO THE SATISFACTION OF THE DIRECTOR OF TE&S.
18.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE DIVISION OF ENVIRONMENTAL QUALITY ON DIGITAL MEDIA.
19.

EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
20.

THE CONTRACTOR SHALL PERFORM WEEKLY INSPECTIONS FOR CONSTRUCTION DEBRIS IN POTOMAC YARD PARK ADJACENT TO THE PROJECT SITE. ANY CONSTRUCTION DEBRIS WILL BE REMOVED FROM THE PARK, INCLUDING THE STORM WATER MANAGEMENT POND (P2), BY THE CONTRACTOR ON A WEEKLY BASIS.
21.

THE SITE IS NOT LOCATED WITHIN 1000 FT OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.

DEMOLITION NOTES

1.

A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2.

ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5.

DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6.

PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7.

THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8.

THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9.

DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER/OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10.

THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

SOLID WASTE

THE APPLICANT SHALL BE RESPONSIBLE TO DELIVER THE SOLID WASTE, AS DEFINED BY THE CITY CHARTER AND CODE OF THE CITY OF ALEXANDRIA, TO THE COVANTA ENERGY WASTE FACILITY LOCATED AT 5301 EISENHOWER AVENUE. THE DEVELOPER FURTHER AGREES TO STIPULATE IN ANY FUTURE LEASE OR PROPERTY SALES AGREEMENT THAT ALL TENANTS AND/OR PROPERTY OWNERS SHALL ALSO COMPLY WITH THIS REQUIREMENT.

SURVEY NOTES

1.

THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBERS 025.01-05-10, AND IS ZONED CDD#10.
2.

THE PROPERTIES ARE NOW IN THE NAME OF LBG PARCEL B LLC AND LBG PARCEL E LLC..
3.

THIS PLAT AND THE SURVEY ARE BASED ON THIRD PARTY SURVEY AND GIS RECORDS..
4.

TOTAL AREA OF THE PROPERTY IS 136,144 SQUARE FEET OR 3.1254 ACRES.
5.

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY CHRISTOPHER CONSULTANTS, RECEIVED ON 11/18/2019.
6.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190033E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7.

NO TITLE REPORT FURNISHED FOR THIS SURVEY.
8.

THE SITE SHOWN HEREON IS REFERENCED TO VIRGINIA STATE GRID NORTH AS SHOWN ON THE PLAT RECORDED WITH INSTRUMENT NUMBER 110021554. THE VERTICAL DATUM WAS FURNISHED BY CHRISTOPHER CONSULTANTS AND APPEARS ON THEIR PLANS AS "WMATA VERT.". THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

NOISE NOTE

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND SATURDAYS FROM 9AM TO 6PM

NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND SATURDAYS FROM 10AM TO 4PM

ENVIRONMENTAL SITE ASSESSMENT

1.

THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION OF THE SITE.
2.

THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3.

ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4400 EXT. 267/255.
4.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 7AM TO 6PM AND SATURDAYS FROM 9AM TO 6PM
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PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9AM TO 6PM AND SATURDAYS FROM 10AM TO 4PM

STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPS ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPS ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPS AND SUPPORTING EQUIPMENT.

ARTICLE XIII COMPLIANCE

THIS PROJECT WILL MEET THE REQUIREMENTS OF ARTICLE XIII OF THE CITY OF ALEXANDRIA ZONING ORDINANCE FOR WATER QUALITY AND QUANTITY. SEE SHEET C-0701 - C-0703 FOR ADDITIONAL INFORMATION.

ARCHAEOLOGY NOTES

1.

THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, GISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

CODE NOTES

1.

REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.
2.

WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY.
3.

SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND THE REQUIREMENTS OF THE APPLICABLE GOVERNING AUTHORITY.
4.

PROVISIONS SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATION ON THE PREMISES OR ADJOINING PROPERTY.
5.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT. MATERIALS AND EQUIPMENT SHALL NOT BE PLACED OR STORED SO AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES.
6.

DURING CONSTRUCTION, DWELLINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FOR THE STREET OR ROAD FRONTING THE PROPERTY.
7.

ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.

UTILITY WORKS

- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:
- A.

ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS/CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
- B.

ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN.
- C.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
- D.

NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- E.

EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- F.

EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- G.

MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- H.

SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
- I.

RESTALLIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS 84VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
- J.

APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- K.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
- L.

GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
- M.

A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO PREMEDITATE UTILITY CORRIDORS.
- N.

UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
- O.

ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PRIVATE AND PUBLIC PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DUWT). THE DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DUWT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATION EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOLID SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. (SEE TABLE BELOW)

COLOR	CODES
RED	CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES, OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HAS BEEN COMPLETED ANY ABOVE GROUND BAIT BOXES MUST BE RELOCATED WITHIN 50 FEET OF A STRUCTURE IN KEEPING WITH EPA REGULATIONS. IF THIS IS NOT POSSIBLE, THEY SHALL BE REMOVED AND REGULAR INSPECTION OF THE SITE CONDUCTED BY A VIRGINIA LICENSED PEST EXTERMINATOR TO ENSURE THE SITE REMAINS RODENT FREE.

MOSQUITO CONTROL NOTES

1.

SINCE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) SYSTEMS THAT HOLD WATER FOR MORE THAN 5 DAYS BETWEEN THE MONTHS OF MAY- OCTOBER HAVE THE POTENTIAL TO CAUSE MOSQUITO BREEDING HABITATS; THEREFORE, SUCH BMPS SHALL BE TRATED WITH A REGISTERED MOSQUITO LARVAL CONTROL PRODUCT. ALL LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS.
2.

SINCE EXCESSIVE VEGETATION IN EXISTING BMPS ALSO INCREASE THE POTENTIAL FOR MOSQUITO PROBLEMS; THEREFORE, VEGETATION SHALL BE CONTROL AND CUT TU REDUCE MOSQUITO BREEDING.
3.

CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS PROGRAM (703 -838-4400 EXT 326, 327) FOR QUESTIONS OR TREATMENT ASSISTANCE.

GRD2019-_____

APPROVED DATE _____

DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

NOTES

INSTITUTE FOR DEFENSE ANALYSES AT POTOMAC YARD
OFFSITE CONSTRUCTION WORKER PARKING AND CONSTRUCTION TRAILERS

LB G, BLOCKS B/E- CITY OF ALEXANDRIA, VIRGINIA

Engineers • Surveyors • Planners
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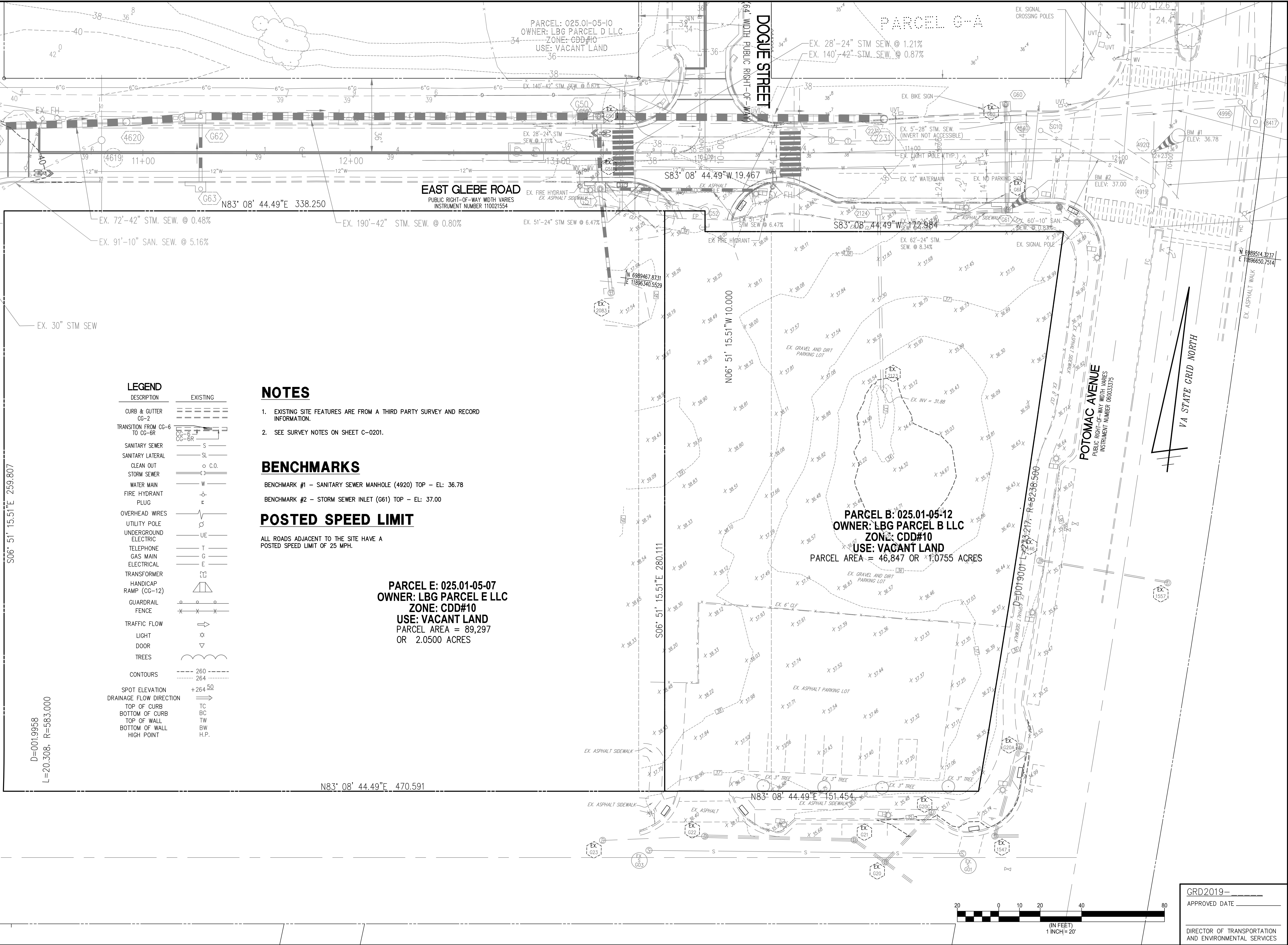
INCORPORATED

ESTABLISHED 1946

INSTITUTION OF PROFESSIONAL ENGINEERS OF VIRGINIA

JEFFREY J. STICHEL
Lic. No.03715
12/08/13
PROFESSOR

REVISION APPROVED BY					DATE				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE	REV. BY	APPROVED	DATE	REV. BY



EXISTING CONDITIONS PLAN

INSTITUTE FOR DEFENSE
ANALYSES AT POTOMAC YARD
OFFSITE CONSTRUCTION WORKER PARKING
AND CONSTRUCTION TRAILERS

LB G, BLOCKS B/E- CITY OF ALEXANDRIA, VIRGINIA

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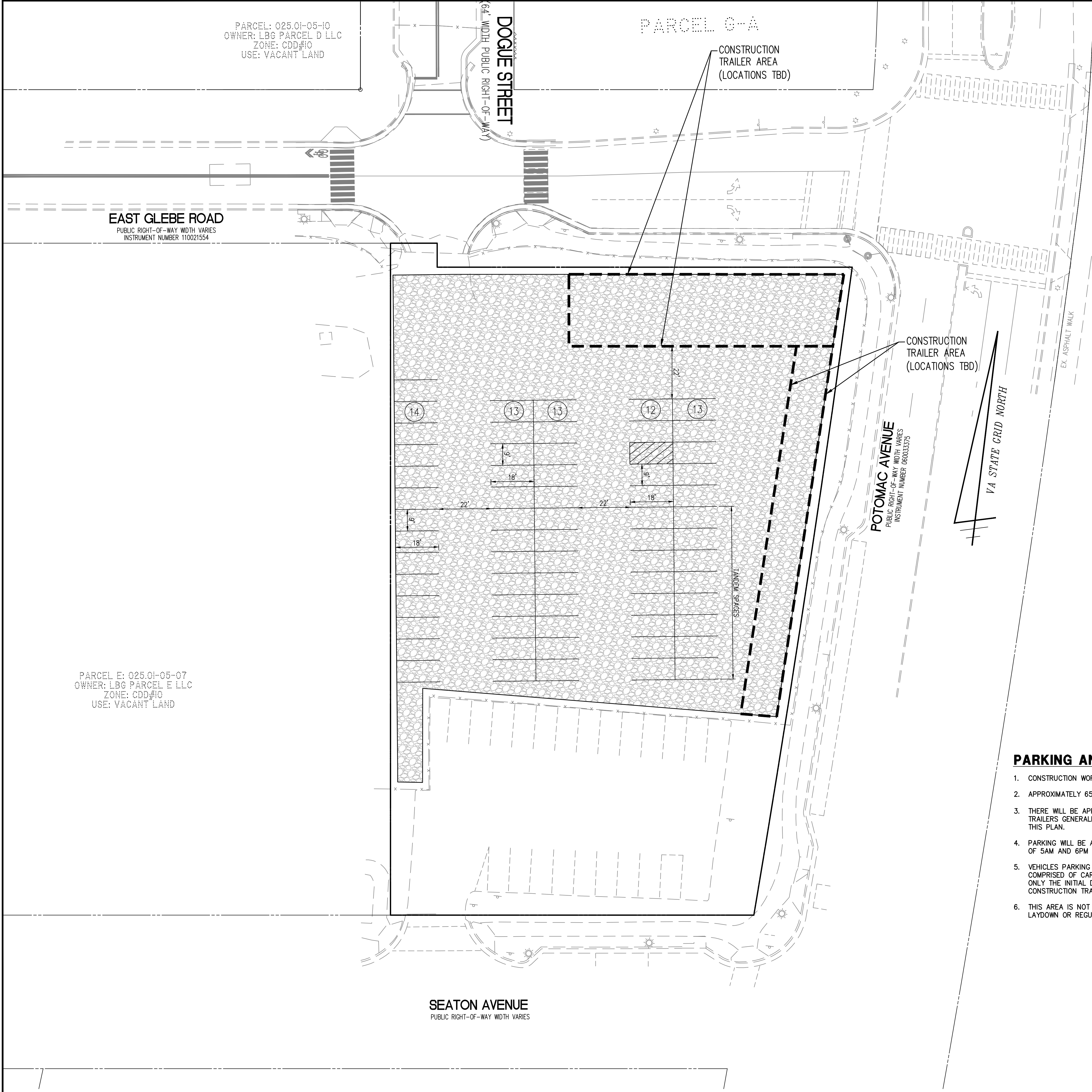


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GRD2019-
APPROVED DATE _____
DIRECTOR OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES



PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	LIMITS OF CLEARING AND GRADING	

NOTES

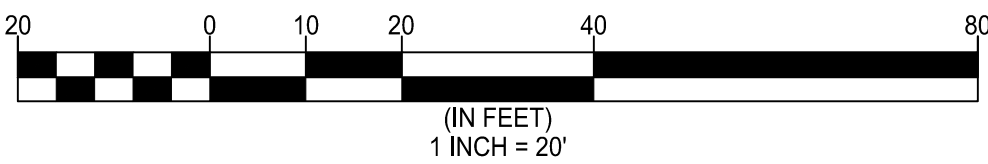
- EXISTING SITE FEATURES DEPICTED ON FROM A THIRD PARTY SURVEY AND GIS DATA.
- CONTRACTOR RESPONSIBLE FOR ENSURING EXISTING UTILITIES TO REMAIN AND/OR BE RE-USED ARE PROTECTED THROUGHOUT CONSTRUCTION.
- SEE SHEETS C-0201 FOR CONSTRUCTION NOTES.
- GAS, ELECTRIC, AND TELECOMMUNICATIONS UTILITIES TO BE DESIGNED AND SPECIFIED BY OTHERS.
- TRAILER SIZES AND LOCATIONS TBD.
- THE PROJECT SITE IS LOCATED WITHIN POTOMAC RIVER WATERSHED. ALL ONSITE INLETS AND PUBLIC INLETS WITHIN 50' OF SITE SHALL BE MARKED USING STANDARD CITY MARKERS.
- NO TREES ARE SCHEDULED TO BE REMOVED AS PART OF THIS PLAN.
- UPON REQUEST OF CITY INSPECTOR, APPLICANT WILL PROVIDE SPOT ELEVATIONS IN THE EVENT FINAL GRADES CANNOT BE READILY MEASURED.
- THE SITE MUST BE RETURNED TO ITS ORIGINAL CONDITION ONCE USE AS A TEMPORARY PARKING LOT IS COMPLETED.

ARCHAEOLOGY NOTES

- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

PARKING AND OPERATIONS

- CONSTRUCTION WORKERS WILL SELF PARK THEIR VEHICLES.
- APPROXIMATELY 65 PARKING SPACES WILL BE PROVIDED.
- THERE WILL BE APPROXIMATELY FIVE (5) CONSTRUCTION TRAILERS GENERALLY LOCATED IN THE AREAS INDICATED ON THIS PLAN.
- PARKING WILL BE ALLOWED IN THIS LOT BETWEEN THE HOURS OF 5AM AND 6PM MONDAY THROUGH SATURDAY.
- VEHICLES PARKING IN THIS LOT WILL BE GENERALLY COMPRISED OF CARS, VANS, AND SMALL PICKUP TRUCKS. ONLY THE INITIAL DELIVERY AND REMOVAL OF THE CONSTRUCTION TRAILERS WILL REQUIRE LARGER VEHICLES.
- THIS AREA IS NOT INTENDED FOR FREQUENT MATERIAL LAYDOWN OR REGULAR DELIVERIES.



GRD2020-00018

APPROVED DATE _____

DIRECTOR OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES

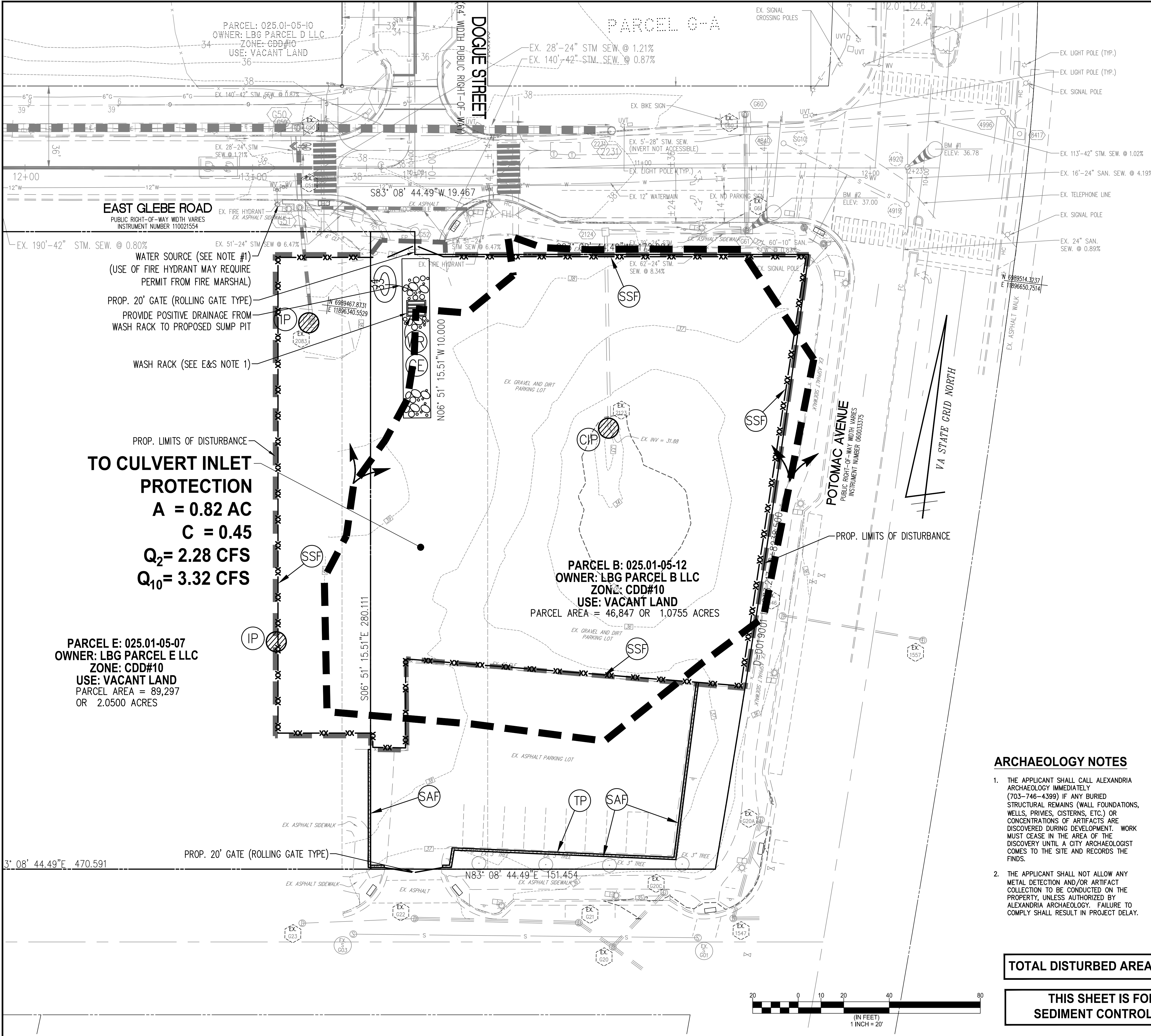
PARKING AND OPERATIONS PLAN

INSTITUTE FOR DEFENSE
ANALYSES AT POTOMAC YARD
OFFSITE CONSTRUCTION WORKER PARKING
AND CONSTRUCTION TRAILERS
LB G, BLOCK B- CITY OF ALEXANDRIA, VIRGINIA



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.VLPINC.com

CHECKED: TB/AV
DRAWN: CR
DATE: 12/04/2019, 01/09/2020
SCALE: 1" = 20'



EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL
CE	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE WITH WASH RACK	
SSF	SUPER SILT FENCE	
IP	STORM DRAIN INLET PROTECTION (GUTTER GATOR - C-0604) TO BE PROVIDED ONLY IF REQUESTED BY CITY INSPECTOR	
SC	DRAINAGE DIVIDES (STORM SEWER COMPUTATIONS)	
SAF	SAFETY FENCE	
CIP	CULVERT INLET PROTECTION	

E&S PHASE I NOTES

- THE LOCATIONS OF THE SAFETY FENCE AND SILT FENCE WILL NOT BE ALLOWED IN THE RIGHT-OF-WAY FOR THE DURATION OF THE PROJECT. THE LOCATIONS OF SAFETY FENCE AND SILT FENCE MUST BE COORDINATED WITH THE FIELD INSPECTOR AT THE TIME OF CONSTRUCTION.
- USE OF THE PUBLIC RIGHT-OF-WAY WILL BE EVALUATED UNDER A SEPARATE REVIEW AS PART OF THE T&ES PERMIT APPLICATION PROCESS.

E&S NOTES

- CONSTRUCTION ENTRANCE WASH DOWN WATER SOURCE TO BE PROVIDED BY PUMPER TRUCK/WATER TANK. EXISTING FIRE HYDRANTS TO BE USED AS AN ALTERNATIVE WATER SOURCE (NOTE THAT A PERMIT FROM THE FIRE MARSHAL MAY BE REQUIRED IN ORDER TO UTILIZE AN EXISTING FIRE HYDRANT).
- THERE ARE NO KNOWN RESOURCE PROTECTION AREAS ON THIS SITE.
- SEE SHEET C-0701-C-703 FOR SWM/BMP INFORMATION.
- CONTRACTOR IS TO PROVIDE SUPPLEMENTARY MEASURES AS REQUIRED BY INSPECTORS.
- NO TREE REMOVALS ARE PROPOSED WITH THIS PLAN.
- SILT FENCE TO BE INSTALLED AT THE DISCRETION OF THE INSPECTOR. CONTRACTOR TO COORDINATE TIMING AND LOCATION OF PLACEMENT WITH INSPECTOR.
- CONTRACTOR MAY MODIFY CONSTRUCTION ENTRANCE AS DIRECTED BY INSPECTOR.
- CONTRACTOR TO PROVIDE INLET PROTECTION TO ANY EXISTING INLET DOWN STREAM OF THE SITE THAT MAY BE AFFECTED BY EROSION AND SEDIMENT GENERATED ONSITE.
- THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT. THE CONTRACTOR MUST APPLY SEPARATELY TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) FOR ANY WORK, INCLUDING THE PLACEMENT OF CONSTRUCTION FENCING, WITHIN THE RIGHT-OF-WAY. THE CITY OF ALEXANDRIA WILL NOT ALLOW INCLUSION OF ANY PORTION OF THE PUBLIC RIGHT-OF-WAY, INCLUDING SIDEWALKS, INTO THE PROJECT AREA FOR THE PROJECT DURATION. WORK AND ASSOCIATED CLOSURES IN THE PUBLIC RIGHT-OF-WAY WILL BE PERMITTED SEPARATELY ON AN AS NEEDED BASIS BY T&ES.
- INLET PROTECTION INSTALLED WITHIN EAST GLEBE ROAD, POTOMAC AVENUE AND DOGUE STREET SHALL NOT EXTEND BEYOND LIMITS OF GUTTER PAN.
- ADDITIONAL EROSION & SEDIMENT CONTROLS SHALL BE INSTALLED, IF DIRECTED BY THE T&ES INSPECTOR.
- NO STOCKPILING IS ANTICIPATED TO BE REQUIRED FOR THIS SITE WORK AND ALL EXCESS SOILS ARE TO BE HAULED OFFSITE. IN THE EVENT STOCKPILING IS REQUIRED, STOCKPILE AREAS MUST BE LOCATED ONSITE, WRAPPED IN SILT FENCE, AND COVERED/SEEDED PER VESCH GUIDELINES.

ARCHAEOLOGY NOTES

- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

TOTAL DISTURBED AREA = 42,604 SF (0.9781 AC)

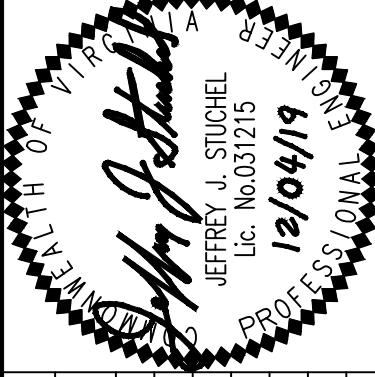
THIS SHEET IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY

GRD2019-
APPROVED DATE
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

EROSION AND SEDIMENT CONTROL PLAN - PHASES 1 AND 2

INSTITUTE FOR DEFENSE ANALYSES AT POTOMAC YARD
OFFSITE CONSTRUCTION WORKER PARKING AND CONSTRUCTION TRAILERS

LB G, BLOCKS B/E- CITY OF ALEXANDRIA, VIRGINIA



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EROSION – SILTATION CONTROL NARRATIVE

PROJECT DESCRIPTION:
THE APPLICANT PROPOSES TO UTILIZE EXISTING LANDBAY G, BLOCKS B AND PARTIAL BLOCK E OF POTOMAC YARD FOR OFFSITE CONSTRUCTION WORKER PARKING AND CONSTRUCTION TRAILERS. THIS PARKING AND TRAILER AREA WILL SUPPORT THE INSTITUTE FOR DEFENSE ANALYSIS PROJECT THAT IS CURRENTLY UNDER CONSTRUCTION (DSUP 2012-0008). A PORTION OF THIS BLOCK WAS PREVIOUSLY PAVED FOR CONSTRUCTION WORKER PARKING FOR OTHER NEARBY PROJECTS. THIS PLAN INVOLVES EXPANDING THE PARKING AREA WITH GRAVEL AND INCLUDING AN AREA FOR CONSTRUCTION TRAILERS. THE LIMITS OF DISTURBANCE ARE APPROXIMATELY 42,604 SQUARE FEET OR 0.9781 ACRES.

EXISTING SITE CONDITIONS:
THE SITE IS CURRENTLY VACANT LAND.

CRITICAL AREAS:
THERE ARE NO CRITICAL AREAS WITHIN THE LIMIT OF DISTURBANCE.

ADJACENT PROPERTIES:
NORTH: EAST GLEBE ROAD
EAST: POTOMAC AVE
SOUTH: SEATON AVE
WEST: VACANT LAND

OFFSITE AREAS:
NONE

EROSION AND SEDIMENT CONTROL MEASURES:

1. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO GRADING.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL GROUND DISTURBING ACTIVITY CEASES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS IS COMPLETE.
3. ALL STANDARDS AND SPECIFICATIONS REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
4. TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR TO PROVIDE APPROPRIATE EROSION CONTROL MEASURES FOR ANY STOCKPILED AREA.
5. ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT TO BE CONSTRUCTED UPON SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING BY SEEDING AND MULCHING PER STD. AND SPEC. NO. 3.32 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
6. BARE SOIL SURFACES NOT AT FINISH GRADE, WHICH WILL BE EXPOSED MORE THAN 7 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCHING PER STD. AND SPEC. NO.3.31 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

CONTAMINATED SOILS:
THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

EROSION CONTROL PROGRAM:
SOIL DISTURBANCE (DENUDED AREA) FROM THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS ANTICIPATED TO BE MINOR. WE HEREBY REQUEST THAT EROSION CONTROL MEASURES FOR THIS PROJECT BE ACCOMPLISHED IN ONE PHASE. INSTALLATION OF THE PERIMETER CONTROLS SHOWN ON SHEET C-0601 IS TO OCCUR PRIOR TO ANY LAND DISTURBING ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION AND GRADING IS ACHIEVED.

TEMPORARY SEEDING AND MULCHING ARE TO BE APPLIED TO ANY DISTURBED AREA NOT WORKED FOR 7 DAYS.

RESPONSIBLE LAND DISTURBER WILL BE DESIGNATED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

1. PRIOR TO INSTALLATION OF THE E&S CONTROL MEASURES, CONTRACTOR IS TO COORDINATE WITH THE CITY INSPECTORS AND BUILDING MANAGEMENT TO MANAGE CONSTRUCTION IN ORDER TO NOT DISRUPT MALL VEHICULAR AND PEDESTRIAN TRAFFIC. MAKE NECESSARY ADJUSTMENTS TO THE E&S CONTROL PLAN AS COORDINATED.
2. E&S CONTROL DEVICES SUCH AS TREE PROTECTION, SILT FENCE AND INLET PROTECTIONS AROUND THE SITE AREA, AS SHOWN ON SHEET C-0601 ARE TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
3. ALL E&S CONTROLS ARE TO REMAIN IN PLACE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. SUPPLEMENTAL CONTROLS ARE TO BE PROVIDED AS COORDINATED WITH THE CITY INSPECTORS. E&S CONTROLS SHALL BE REMOVED, FOLLOWING FINE GRADING, TO FACILITATE LANDSCAPING.

EROSION AND SEDIMENT CONTROL PRACTICES:

1. TEMPORARY CONSTRUCTION ENTRANCE – VESCH SPECIFICATION 3.02.
2. SILT FENCE AND SUPER SILT FENCE– VESCH SPECIFICATION 3.05.
3. STORM DRAIN INLET PROTECTION – VESCH SPECIFICATION 3.07 (USE GUTTER GATOR OR SIMILAR).
4. CULVERT INLET PROTECTION – VESCH SPECIFICATION 3.08
5. ALL TEMPORARY SEEDING SHALL CONFORM TO VESCH. SPECIFICATION 3.31.
6. ALL PERMANENT SEEDING SHALL CONFORM TO VESCH. SPECIFICATION 3.32.
7. ALL SODDING SHALL CONFORM TO VESCH. SPECIFICATION SPECIFICATION. 3.33.

MAINTENANCE PROGRAM:

THE SITE SUPERINTENDENT, OR REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AREAS) ON A DAILY BASIS. ESPECIALLY AFTER A HEAVY RAINFALL EVENT TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING IF NECESSARY.

MAINTENANCE NOTES

1. PERIMETER CONTROLS SHALL BE INSPECTED AT THE END OF EACH DAY AND AFTER EACH RAINFALL. ANY REQUIRED REPAIRS OR REPLACEMENTS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS WILL BE REMOVED AFTER EACH RAINFALL AND AT ANY TIME THE DEPOSITS REACH APPROXIMATELY ½ THE HEIGHT OF THE BARRIER.
2. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN PLACE UNTIL GROUND DISTURBING CONSTRUCTION AND PERMANENT STABILIZATION IS COMPLETE AND SHALL BE REMOVED BY PERMISSION OF THE CITY INSPECTOR.
3. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN PLACE UNTIL GROUND DISTURBING CONSTRUCTION AND PERMANENT STABILIZATION IS COMPLETE AND SHALL BE REMOVED BY PERMISSION OF THE CITY OF ALEXANDRIA INSPECTOR.

SEQUENCE OF CONSTRUCTION FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES

EROSION AND SEDIMENT CONTROL – PHASE I

1. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS; AND STABILIZE CONSTRUCTION ENTRANCE AS SHOWN ON C-0601.
2. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED/VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
3. INSTALL INLET PROTECTION AT EXISTING STORM DRAIN INLETS AS NECESSARY AND AS SHOWN ON C-0601.
4. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES AS NECESSARY AND AS DIRECTED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
5. CONDUCT DEMOLITION AND CONSTRUCTION ACTIVITIES ACCORDING TO THE APPLICABLE PLANS.
6. AS CONTRIBUTUTARY DRAINAGE AREAS ARE STABILIZED AND WITH THE PERMISSION OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE INDIVIDUAL EROSION AND SEDIMENT CONTROL PRACTICES.
7. UPON COMPLETION OF DEMOLITION, CONSTRUCTION AND LAND DISTURBING ACTIVITIES; PROVIDE PERMANENT STABILIZATION ACCORDING TO APPROVED METHODS AND REMOVE ALL REMAINING EROSION AND SEDIMENT CONTROL MEASURES NOT BEING UTILIZED IN PHASE II WITH THE APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR.

EROSION AND SEDIMENT CONTROL – PHASE II

1. PERIMETER EROSION AND SEDIMENT CONTROLS AS SHOWN ON C-0601 ARE TO REMAIN.
2. ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED/VERIFIED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
3. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES AS NECESSARY AND AS DIRECTED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR.
4. AS CONTRIBUTUTARY DRAINAGE AREAS ARE STABILIZED AND WITH THE PERMISSION OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE INDIVIDUAL EROSION AND SEDIMENT CONTROL PRACTICES.
5. UPON COMPLETION OF CONSTRUCTION ACTIVITIES; PROVIDE PERMANENT STABILIZATION ACCORDING TO APPROVED METHODS AND REMOVE ALL REMAINING EROSION AND SEDIMENT CONTROL MEASURES WITH THE APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR.

SOILS DESCRIPTION

THE NATURAL SOILS AT THE SITE CONSIST OF KEYPORT SILT LOAM ACCORDING TO THE CITY'S SOIL MAP.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITY GREATER THAN 2,500 SQUARE FEET.
2. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), VIRGINIA REGULATIONS §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH THESE FINAL PLANS FOR APPROVAL BY THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT.
4. A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF CONSTRUCTION AND INSPECTION (C&I), DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITIES. IF THE CLD CHANGES DURING THE PROJECT, THAT CHANGE MUST BE NOTED IN A LETTER TO THE DIVISION CHIEF. A NOTE TO THIS EFFECT SHALL BE PLACED ON THE PHASE I EROSION AND SEDIMENT CONTROL SHEETS ON THE SITE PLAN.
5. THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CONSTRUCTION AND INSPECTION (C&I) DIVISION MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. THE RESPONSIBLE CERTIFIED LAND DISTURBER (CLD) SHALL ATTEND THE PRE-CONSTRUCTION MEETING.
6. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES INTENDED TO CONTROL EROSION AND TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
7. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATION CAN BEGIN AND END AS QUICKLY AS POSSIBLE. AREAS NOT TO BE DISTURBED MUST BE CLEARLY FLAGGED OR MARKED.
8. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
10. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.
11. THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS MUST BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MUCHL OR OTHERWISE STABILIZED.
12. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.
13. ALL DISTURBED AREAS ARE TO DRAIN APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
14. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY IMPACT FLOWING STREAMS OR OFF-SITE PROPERTY.
15. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT, ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL (T&ES) SERVICES OF THE CITY OF ALEXANDRIA.
17. ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 2500 SQUARE FEET SHALL BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL. AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND, ALL DISTURBED AREAS SHALL BE STABILIZED PERMANENTLY AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED.
18. ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING ONTO THE PUBLIC RIGHT-OF-WAY.
19. THE WASH WATER FROM THE CONSTRUCTION ENTRANCE SHALL BE FILTERED THROUGH THE PROVIDED SILT FENCE TO ENSURE THAT NO SEDIMENT LADEN RUNOFF IS ALLOWED TO RUNOFF ON TO THE ADJACENT PROPERTY OR THE PUBLIC RIGHT OF WAY.
20. INSTALL SILT FENCE AND TREE PROTECTION, WHERE APPLICABLE.
21. DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION AS NEEDED.
22. A VSPM PERMIT IS REQUIRED FOR THIS PROJECT. A VSPM PERMIT MUST BE OBTAINED FROM THE CITY OF ALEXANDRIA FOR PROJECTS WITH LESS THAN ONE (1) ACRE OF LAND DISTURBANCE.
23. THIS SITE IS NOT PUBLICLY OWNED TREATMENT WORKS AND IS NOT SUBJECT TO A SEPERATE PERMIT.

GENERAL LAND CONSERVATION NOTES

1. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT.
2. ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. FIRST AREAS TO BE CLEARED ARE TO BE THOSE REQUIRED FOR THE PERIMETER CONTROLS.
3. ALL STORM AND SANITARY LINES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.
4. ELECTRIC POWER, TELEPHONE, AND GAS SUPPLY TRENCHES AREA TO BE COMPACTED, SEEDED, AND MULCHED WITHIN 5 DAYS AFTER BACKFILL.
5. DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY INLET PROTECTION DEVICES, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
6. ANY DISTURBED AREA NOT COVERED BY NOTE #1 ABOVE AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1ST, OR DISTURBED AFTER THAT DATE, IS TO BE MULCHED WITH HAY OR STRAW MULCH AT THE RATE OF TWO TONS PER ACRE AND OVERSEEDED NO LATER THAN MARCH 15TH.
7. AT THE COMPLETION OF CONSTRUCTION PROJECTS, AND PRIOR TO THE RELEASE OF THE BOND, ALL TEMPORARY SILTATION AND EROSION CONTROLS SHALL BE REMOVED AND DISTURBED AREAS SHALL BE STABILIZED.
8. IF THE MAXIMUM PERIOD FOR DENUDATION IS EXCEEDED AND ANY AREAS REMAIN EXPOSED WITHOUT COVER OR SURFACE, THE CITY MAY (IN THE EVENT THE DEVELOPER DOES NOT) INSTALL SUCH GROUND COVER OR OTHER STABILIZING DEVICES AND/OR MATERIAL TO THE MINIMUM EXTENT NECESSARY TO ACHIEVE EROSION AND SEDIMENT CONTROL EQUAL TO THAT WHICH WOULD HAVE BEEN FURNISHED BY THE PERMANENT COVER SHOWN ON THE APPROVED PLANS. THE COST OF ANY SUCH TEMPORARY MEASURES TAKEN BY THE CITY SHALL BE BORNE BY THE DEVELOPER AND SHALL BE A CHARGE AGAINST THE CONSERVATION DEPOSIT.
9. TEMPORARY DIVERSIONS, SEEDED, AND MULCHED OR SILT FENCE AND OTHER CONTROL MEASURES AS NECESSARY ARE TO BE PLACED AS INDICATED ON THE DRAWINGS PRIOR TO OR AS THE FIRST STEP IN EXCAVATION.
10. WHERE CONSISTENT WITH JOB SAFETY REQUIREMENTS, ALL EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES. NO MATERIAL IS TO BE PLACED IN STREAMBEDS. NO STOCKPILE IS PERMITTED. WHERE SOIL IS PLACED ON DOWNHILL SIDE OF TRENCHES, IT IS TO BE BACKSLOPED TO DRAIN TOWARD THE TRENCH. WHEN NECESSARY TO DEWATER THE TRENCHES, THE PUMP DISCHARGE HOSES MUST OUTLET IN A STABILIZED AREA TO AN EXISTING STORM INLET.
11. ANY SOIL REMOVED FROM THE SITE SHALL BE PLACED IN A PERMITTED SITE, ANY SOIL THAT IS BROUGHT ONTO THE SITE WILL BE OBTAINED FROM A PERMITTED SITE.

CONTAMINATED SOILS

THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.

RESPONSIBLE LAND DISTURBER

A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF C&I PRIOR TO ANY LAND DISTURBING ACTIVITIES. IF THE CLD CHANGES DURING THE PROJECT, THAT CHANG MUST BE NOTED IN A LETTER TO THE DIVISION CHIEF AND THE SITE INSPECTOR.

GRD2019-

APPROVED DATE

DIRECTOR OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES

EROSION AND SEDIMENT CONTROL NOTES

INSTITUTE FOR DEFENSE
ANALYSES AT POTOMAC YARD
OFFSITE CONSTRUCTION WORKER PARKING
AND CONSTRUCTION TRAILERS

LB G, BLOCKS B/E- CITY OF ALEXANDRIA, VIRGINIA

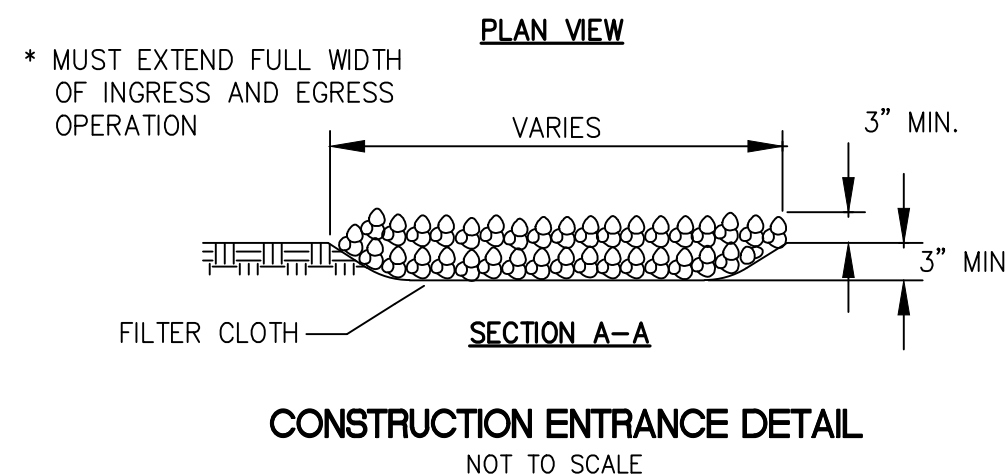
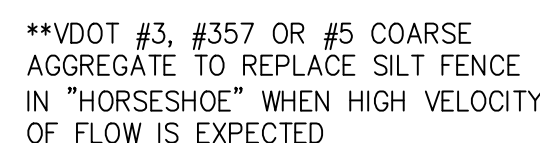


NO.	DESCRIPTION	REVISION APPROVED BY			DATE		
		REV.	BY	DATE	APPROVED	DATE	

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
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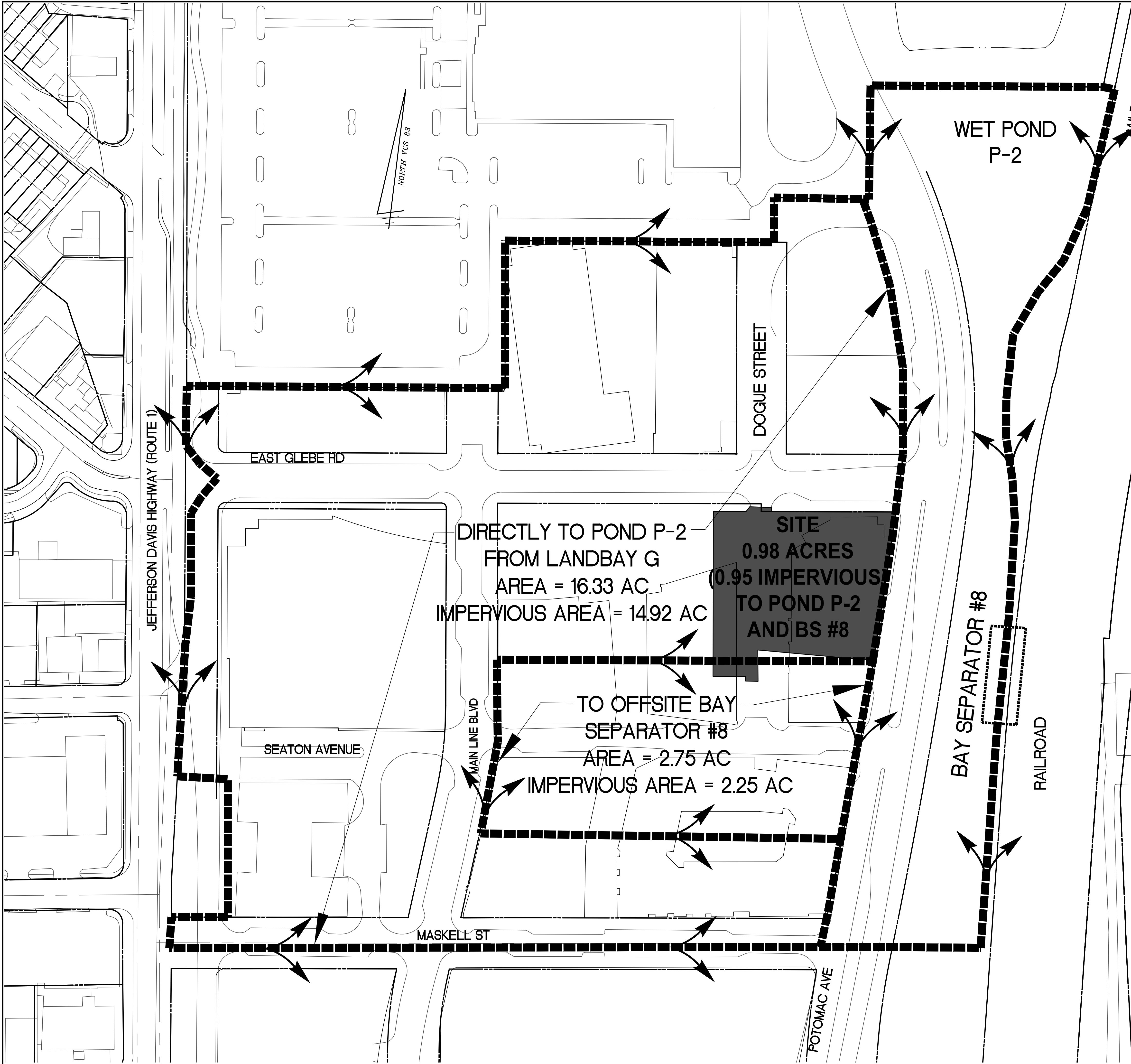
WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

Checked: TBAY
Drawn: CR
Scale: N.T.S.
Date: 12/04/2019



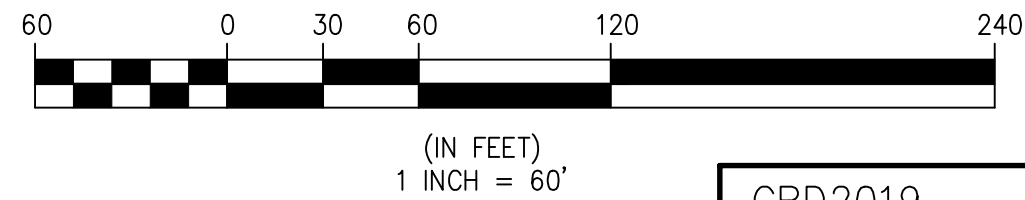
PERMANENT AND TEMPORARY SEEDING SPECIFICATIONS

SHEET: C-0603



NOTES

- 1. THE ENTIRE 0.98 ACRE SITE AREA FOR BLOCK B/E IS ALMOST ENTIRELY IMPERVIOUS AND ALL STORMWATER IS DIRECTED TO EXISTING POND 2 WITH A SMALL AMOUNT DRAINING TO BAY SEPARATOR #8.
- 2. SEE SHEET C-0702 FOR WQVD BLOCK AND WORKSHEET A FOR THIS SITE AREA ONLY.
- 3. SEE SHEET C-0703 FOR PYD MASTER STORMWATER PLAN DRAW DOWN TABLE.



GRD2019-
APPROVED DATE _____
DIRECTOR OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES

STORMWATER MANAGEMENT BMP DRAINAGE PLAN

INSTITUTE FOR DEFENSE
ANALYSES AT POTOMAC YARD
OFFSITE CONSTRUCTION WORKER PARKING
AND CONSTRUCTION TRAILERS
LB G, BLOCKS B/E- CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY			
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INCORPORATED

ESTABLISHED 1945

SCALE: 1" = 60'

DATE: 12/04/2019

DRAWN: CR

CHECKED: TB/AV

STORMWATER MANAGEMENT NARRATIVE

ALL STORMWATER MANAGEMENT FACILITIES NECESSARY TO SERVE THE SUBJECT SITE HAVE BEEN DESIGNED, PERMITTED, AND ARE EITHER CONSTRUCTED OR CURRENTLY UNDER CONSTRUCTION BY OTHERS. DESIGN FOR THESE FACILITIES IS PER THE MASTER DEVELOPMENT OF POTOMAC YARD, DSUP 2004-0044. SPECIFICALLY, WET POND P-2 AND BAY SEPARATOR #8 PROVIDE STORMWATER MANAGEMENT FOR THIS DEVELOPMENT BLOCK. AS COORDINATED WITH THE CITY OF ALEXANDRIA, ANY INCREASE TO THE IMPERVIOUS AREA CREATED BY THIS APPLICATION, BEYOND WHAT WAS DESIGNED TO BE RECEIVED BY POND 2 AND BS#8 SHALL BE REQUIRED TO BE TREATED PER THE ALEXANDRIA ZONING ORDINANCE. IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THIS DEVELOPMENT WILL NOT INCREASE THE IMPERVIOUS AREA DRAINING TO THE POND BEYOND WHAT IT WAS DESIGNED TO RECEIVE AND THAT THIS IS A TEMPORARY USE. THEREFORE, NO ADDITIONAL STORMWATER CONTROLS ARE REQUIRED.

IN ACCORDANCE WITH THE POTOMAC YARD MASTER STORMWATER DRAINAGE PLAN, STORMWATER DETENTION IS NOT PROPOSED ON SITE FOR THIS DEVELOPMENT DUE TO THE ADEQUACY OF THE OUTFALL AND TO THE PROXIMITY TO THE POTOMAC RIVER.

THE MAJORITY OF THE SITE DRAINS TO POND P-2 AND A SMALL AMOUNT OF THE SITE DRAINS TO BAY SEPARATOR #8, WHICH PROVIDES STORMWATER QUALITY CONTROL AS DESCRIBED BELOW.

STORMWATER MANAGEMENT NARRATIVE - OVERALL LANDBAY G

THIS PLAN WAS DEVELOPED IN ACCORDANCE WITH THE APPROVED MASTER STORMWATER QUALITY CONTROL PLAN (DSP#2004-0044):

TO COMPLY WITH THE CHESAPEAKE BAY PRESERVATION ACT (CBPA) AND ARTICLE XIII OF THE CITY OF ALEXANDRIA MUNICIPAL ZONING ORDINANCE, A MASTER STORMWATER QUALITY CONTROL PLAN FOR OVERALL POTOMAC YARD ALEXANDRIA DEVELOPMENT PROJECT WAS SUBMITTED AND WAS APPROVED BY THE CITY OF ALEXANDRIA ON 04/11/05 (DSP #2004-0044). THE STORMWATER QUALITY CONTROL REQUIREMENTS FOR THIS PROJECT WILL COMPLY WITH THAT PLAN. THIS PROJECT WILL USE THE EXPANDED WET POND P-2 AND BAY SEPARATOR #8 PROPOSED UNDER THE POTOMAC AVE PLAN (DSP #2005-0038). THESE FACILITIES WILL TREAT 0.98 ACRES FROM THIS SITE AND ADDITIONAL AREA WITHIN LANDBAY G.

LANDBAY G: AS SHOWN ON THE APPROVED PRELIMINARY PLAN LANDBAY G (DSUP #2007-0022) 16.33 ACRES OF THE TOWN CENTER SITE (LANDBAY G AND POTOMAC YARD FIRE STATION DSP #2006-0026) DRAINS TO THE EXISTING WET POND P-2 LOCATED OFFSITE TO THE NORTHEAST OF LANDBAY G IN LANDBAY K AND THE REMAINING 2.75 ACRES DRAINS TO BAY SEPARATOR #8 LOCATED EAST OF THE SITE IN LANDBAY K. P-2 AND BAY SEPARATOR #8 (PROPOSED WITH POTOMAC AVENUE DSP #2005-0038) ARE PROVIDING WATER QUALITY TREATMENT FOR THE ENTIRE SITE.

SEE SHEET C-0703 FOR BMP IMPERVIOUS AREA DRAWDOWN TABLE

LANDBAY G OVERALL SITE "C" VALUE COMPUTATIONS

PRE-DEVELOPMENT

SITE AREA= 19.08 AC

A. CONTRIBUTING AREAS:
16.39 AC @ 0.30 (GREEN AREA)
2.69 AC @ 0.90 (ROOF, DRIVEWAY,SIDEWALK, ETC.))
19.08

B. WEIGHTED "C":
(16.39)(0.30)+(2.69)(0.90)
19.08 = 0.38

C. TIME OF CONCENTRATION = 5 MIN.

D. RUNOFF
Q2 = 0.38 x 6.20 x 19.08 = 44.95 CFS
Q10 = 0.38 x 9.00 x 19.08 = 65.25 CFS

POST-DEVELOPMENT

SITE AREA= 19.08 AC

A. CONTRIBUTING AREAS:
1.92 AC @ 0.30 (GREEN AREA)
17.16 AC @ 0.90 (ROOF, DRIVEWAY,SIDEWALK, ETC.))
19.08

B. WEIGHTED "C":
(1.92)(0.30)+(17.16)(0.90)
19.08 = 0.84

C. TIME OF CONCENTRATION = 5 MIN.

D. RUNOFF
Q2 = 0.84 x 6.20 x 19.08 = 99.37 CFS
Q10 = 0.84 x 9.00 x 19.08 = 144.24 CFS

PROJECT DESCRIPTION

DEVELOPMENT	REDEVELOPMENT		
DRAINAGE AREA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL
SITE AREA	0.95	0.03	0.98
ON-SITE TREATED	0.95	0.03	0.98
OFF-SITE TREATED	0	0	0
TOTAL TREATED	0.95	0.03	0.98

WATER TREATMENT ON/OFF-SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY
WET POND P-2	0.95	0.92	50%
BAY SEPARATOR #8	0.03	0.03	60%
TOTAL	0.98	0.95	

MISCELLANEOUS

TOTAL WQV TREATE YES NO
DETENTION ON SITE YES NO
PROJECT IS WITHIN WHICH WATERSHED? POTOMAC RIVER WATERSHED
PROJECT DISCHARGES TO WHICH BODY OF WATER? VIA FOUR-MILE RUN TO POTOMAC RIVER
WQV TREATMENT = 1,816 CF/AC OF IMPERVIOUS AREA
= 1,816 CF/AC X 0.95 AC = 1,725 CF

STORMWATER MANAGEMENT NARRATIVE

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET A: NEW DEVELOPMENT

1. Compile site-specific data and determine site imperviousness (I_{site}).

POST-DEVELOPMENT
A* = 0.98 acres R_{v-post} = 0.05 + 0.009 (I_{site})
I_a** structures = 0 acres
parking lot = 0.95 acres = 0.05 + 0.009 (97)
roadway = 0 acres = 0.92
other = 0 acres
= acres R_{watershed} is embedded in the formula in Step 4.
Total I_a = 0.95 acres
I_{site} = (Total I_a/A) x 100
= 97% (percent expressed in whole numbers)

*A is the total area of the site
** I_a is the total amount of impervious cover.

2. Determine need to continue.

I_{site} = 97% % (from Step 1)
I_{watershed} = 41%

If I_{site} ≤ I_{watershed} STOP and submit analysis to this point. WQV Default prevails. See p. 1-8 of the Alexandria Supplement.

If I_{site} > I_{watershed} CONTINUE.

3. Select C-values (C_{pre} and C_{post}).

C = 0.26 mg/l when I < 20
= 1.08 mg/l when I ≥ 20

Since I_{watershed} is > 20%, C_{pre} = 1.08 mg/l

WORKSHEET A: NEW DEVELOPMENT

4. Calculate the pre-development load (L_{pre}).

L_{Pre} = 3.69 x A
= 3.69 x 0.98 Acres
= 3.62 pounds per year

5. Calculate the post-development load (L_{post}).

L_{post} = 8.16 x R_v x C x A
= 8.16 x 0.92 x 1.08 x 0.98
= 7.95 pounds per year

6. Calculate the pollutant removal requirement (RR).

RR = L_{post} - L_{pre}
= 7.95 - 3.62
= 4.33 pounds per year

To determine the overall BMP efficiency required (%RR) when selecting BMP options:

%RR = RR/L_{post} x 100
= (4.33 /7.95) x 100
= 54.5 %

ALEXANDRIA, VIRGINIA
PHOSPHOROUS
LOADING COMPUTATIONS

WORKSHEET C: COMPLIANCE

Select BMP options using screening tools and list them below. Then calculate the load removed for each option. DO NOT LIST BMPs IN SERIES HERE.

Selected Option	Removal* Efficiency x (% 100)	Fraction of CBPA Drainage Area Served (expressed in decimal form)	L _{post} (lbs/yr)	Load Removed (lbs/yr)
POND P-2	50%	0.97	7.95	3.86
BAYSAVER #8	60%	0.03	7.95	0.14
			TOTAL	= 4.00**

*For conventional BMPs, see Section IIa of the Northern Virginia BMP Handbook (NVBMPHB) published by the Northern Virginia Planning District Commission or Chapter 1 of the Alexandria Supplement to the NVBMPHB. For non-conventional BMPs, see Section IV, Chapter 1 of the Alexandria Supplement.

**THIS PLAN WAS DEVELOPED IN ACCORDANCE WITH THE APPROVED MASTER STORMWATER QUALITY CONTROL PLAN (DSP#2004-0044). POND P-2 IS SUPPLEMENTED WITH A BAYSAVER BMP THAT PROVIDES 60% EFFICIENCY FOR OTHER STORMWATER WITHIN LANDBAY G WHICH COMPENSATES FOR THE REMAINDER OF THE PHOSPHORUS REMOVAL REQUIREMENT FOR THIS SITE.

BMP MAINTENANCE (POND-P2)

THE POND P-2 BMP FACILITY AND BAYSAVER #8 FACILITY ARE PRIVATELY OWNED AND MAINTAINED. SEE POTOMAC AVENUE PLANS (DSP #2005-0038) FOR INSPECTION AND MAINTENANCE INFORMATION. POND P2 AND BAY SAVER #8 ARE EXISTING FACILITIES UNDER THE POTOMAC YARD-WDE STORMWATER MAINTENANCE AGREEMENT.

SWM ADEQUATE OUTFALL NARRATIVE (SITE SPECIFIC)

IN ACCORDANCE WITH THE POTOMAC YARD MASTER STORMWATER DRAINAGE PLAN (DSUP 2004-0044), STORMWATER DETENTION IS NOT PROPOSED ON SITE FOR THIS DEVELOPMENT DUE TO THE ADEQUACY OF THE OUTFALL AND TO THE PROXIMITY TO THE POTOMAC RIVER.

SITE STORMWATER EXITS THE BUILDING AND ENTERS THE MUNICIPAL STORM SEWER VIA CURB INLETS ADJACENT TO THE SITE. STORMWATER THEN ENTERS A 60" RCP PIPE THAT OUTFALLS INTO EXISTING POND P-2. THE SITE STORMWATER IS THEN DISCHARGED INTO A 78" RCP PIPE THAT OUTFALLS INTO FOUR MILE RUN AND ULTIMATELY THE POTOMAC RIVER.

PER THE POTOMAC YARD MASTER STORMWATER DRAINAGE PLAN (DSUP 2004-0044), THE 78" RCP PIPE AND POND P-2 WERE ADEQUATELY SIZED TO RECEIVE FLOW FROM THE SUBJECT PROPERTY POST-DEVELOPMENT.

NO DUMPING DETAIL

NOT TO SCALE



CITY STANDARD BMP/SWM MARKER
WATERSHED MARKER
TO BE PROVIDED ON STORM INLETS AND STRUCTURES

NOTES

PROJECT SITE IS LOCATED WITHIN POTOMAC RIVER WATERSHED. ALL ONSITE INLETS AND PUBLIC INLETS WITHIN 50' OF SITE SHALL BE MARKED USING STANDARD CITY MARKERS.

GRD2019-
APPROVED DATE

DIRECTOR OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES

STORMWATER MANAGEMENT NARRATIVE AND COMPUTATIONS

INSTITUTE FOR DEFENSE
ANALYSES AT POTOMAC YARD
OFFSITE CONSTRUCTION WORKER PARKING
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POTOMAC YARD ALEXANDRIA, VA PHOSPHORUS LOAD REMOVAL

A	B	C	D	E	F	G	H	I	J	J1	J2	J3	J4	K	L	M	N	O	P	Q	R	S	T	U				
BMP Facility	Land Bay	Master Stormwater QC Plan DSP #2004-0044 (Approved 04/1/05)	Potomac Ave DSP #2005-0039R3 (Revised 06/04/10)	Main Street DSP #2005-0039P (Revised 06/10/10)	South Main DSP #2005-0044 (Revised 05/18/12)	Temp. Conn. Rb-1 DSP #2006-0014 (Approved 04/10/07)	Pump Station DSP #2004-0045 (Approved 02/21/08)	Fire Station DSP #2006-0028 (Approved 04/25/08)	Partial Landbay I & J (EAST) DSP #2006-0018 (Dated 06/16/10)	Landbay L Multifamily DSP#2011-0001 (Dated 03/29/12)	Landbay L Townhomes DSP#2012-0005 (Dated 06/16/10)	Landbay H and I Multifamily DSPUP 2011-0021 (Dated 11- 16-12)	Landbay I & J Multifamily (Dated)	Landbay K MYLAR-DSP#2010-00012 DSP #2008-0013 (Revised 05/07/13)	Potomac Yard Dog Park SUP#2008- 0029 (Dated 04/30/12)	Landbay G DSP #2007-0022 (Dated 10/03/09)	Total drainage area (Acre)	Master Stormwater QC Plan DSP #2004-0044 Potomac Ave DSP #2005-0039R3 (Capacity)	Impervious Areas (Acre)	Removal Efficiency (%100)	Fraction of CBPA Drainage Area Served	L post (lbs/yr)	Load Removed (lbs/yr)					
		(Final)	(Revised)	(Revised)	(Final)	(Final)	(Final)	(Final)	(Final)	(Final)	(Final)		(Preliminary)	(Final)	(Final)	(Preliminary)			Summation	Remaining								
EX PY CENTER																												
P1 (DRY)	F	18.79	*1	2.23	*6												22.79	*1	18.79	*1	18.79	*1,*6	0.00	40%	0.114	1,210.33	55.24	
P-2 (MET POND)	F,G,H,I,K	26.91	*1	1.98	*6												30.92	*5,*12	26.91	*1	26.91	*1,*6	0.00	60%	0.135	1,210.33	93.69	
I-2 (1" STORAGE)	F	5.48	*1														5.97	*1	5.48	*1	5.48	*1	0.00	65%	0.030	1,210.33	23.52	
I-3 (1/2" STORAGE)	F	5.35	*1														5.93	*1	5.35	*1	5.35	*1	0.00	50%	0.030	1,210.33	17.97	
PROPOSED P-2 (OFFSITE)		4.61	*1														6.34	*5,*12	4.61	*1,*12	4.61	*1,*12	0.00	50%	0.032	1,210.33	19.21	
PROP CONSTRUCTION																												
PROPOSED P-2	F,G,H,I,K & Fire Station		0.55		5.62			0.82				0.87		1.22		15.39	*8	32.77	*5,*12	27.70	*2	17.48	*8,*11	10.22	50%	0.164	1,210.33	99.30
PROPOSED P-2 OFFSITE			0.19	1,*11														0.33	*5,*12	0.19	*1,*12	0.00	40%	0.002	1,210.33	1.00		
BaySeparator TT No. 1	J,K		1.02										0.790	0.43				2.66	*5	2.24	*5	2.24	(0.00)	60%	0.013	1,210.33	9.67	
BaySeparator TT No. 2	J,K,Pump Station		0.62		0.79		0.18						0.806	0.23				3.01	*5	2.62	*5	2.62	(0.005)	60%	0.015	1,210.33	10.94	
BaySeparator TT No. 3	J,K		1.09		0.67								0.0109	0.30				2.80	*5	2.16	*5	2.16	(0.00)	60%	0.014	1,210.33	10.18	
BaySeparator TT No. 4	I,J,K		0.68						0.08					0.21				5.07	*5	3.77	*5	3.77	(0.00)	60%	0.025	1,210.33	18.43	
BaySeparator TT No. 5	I,J,K		0.00		1.07				1.08					0.018	0.04			2.49	*5	2.21	*5	2.21	0.001	60%	0.012	1,210.33	9.05	
BaySeparator TT No. 6	I,J,K		1.15						4.07					1.31	9.00			6.86	*5	6.86	(0.00)	60%	0.046	1,210.33	32.72			
BaySeparator TT No. 7	H,I,K		1.06						2.83					0.14				8.19	*5	4.36	*5	4.36	(0.00)	60%	0.041	1,210.33	29.78	
BaySeparator TT No. 8	G		0.00													2.25		2.75	*5	2.25	*5	2.25	0.00	60%	0.014	1,210.33	10.00	
Bay Separator	I,J			0.30										3.50				6.23	*5	3.80	*5	3.80	0.00	60%	0.031	1,210.33	22.65	
P-3 (MET POND)	J,K,L,M, Offsite		1.91			4.50				2.32	4.95				1.315		0.10	31.4	*2	18.84	*2	15.10	3.74	50%	0.157	1,210.33	95.14	
EX-72"	G,H, Offsite																	1.52	*5	1.29	*3	0.00	1.29	N/A	UNCONTROLLED	N/A		
RAIL PARK	D																	2.68	*1	0.35	*1	0.00	0.35	N/A	UNCONTROLLED	N/A		
UNCONTROLLED AREAS	G,H,I,L,M,K													0.05				13.78	*5	1.54	*3	0.12	1.42	N/A	UNCONTROLLED	N/A		
OFFSITE CONTROLLED																		2.43	*9		*9		*9	N/A		N/A		
FILTERRA #1	L Offsite										0.18							0.26		0.18	*10	0.18	0.00	25%	0.001	1,210.33	0.39	
FILTERRA #2	L				0.22													0.22		0.22	*10	0.22	0.00	25%	0.001	1,210.33	0.33	
FILTERRA #3	L				0.20													0.20		0.20	*10	0.20	0.00	25%	0.001	1,210.33	0.30	
TOTAL		61.14	12.49	8.45	4.92	0.00	0.18	0.82	10.94	2.32	5.20				7.11	3.93	0.10	17.64	199.72		141.50	124.49	17.01			889.90	> RR	547.74
																											SUFFICIENT REMOVAL	

CALCULATIONS AS OF: February 6, 2015

AREA NOTES

P = SUM OF C-M COLUMN Q = COLUMN O - COLUMN P

*1: TAKEN FROM APPROVED OVERALL BMP PLANS - MASTER SITE/WATER QUALITY CONTROL PLAN DSW #2004-0004 (FINAL)
 *2: TAKEN FROM THE APPROVED BMP DESIGN FROM THE POTOMAC AVE PLANS DSW #2005-0038 (APPROVED 01-29-07)
 *3: ESTIMATED AT 80% IMPERVIOUS SINCE THERE ARE NO DESIGN PLANS
 *4: TAKEN FROM THE APPROVED FIRE STATION PLANS DSW #2005-0026 (APPROVED 04-26-08)
 *5: TAKEN FROM THE REVISED BMP DESIGN FROM THE POTOMAC AVE PLANS DSW #2005-0038 (REVISION 3 - MAY 2010)
 *6: THESE IMPERVIOUS AREAS ARE EXISTING AND ALREADY TAKEN INTO ACCOUNT IN PRE-EXISTING BY CENTER CALCULATIONS , THEREFORE NOT INCLUDED AS PART OF SUMMATION AT THIS TIME
 *7: IT IS UNDERSTOOD THAT THE OVERALL PROJECT DOES NOT MEET THE REMOVAL RATE AND WILL BE RECTIFIED UPON DESIGN OF FUTURE LANDFILLS.
 *8: IT IS ASSUMED THAT THESE PRELIMINARY PLANS INCLUDE IMPERVIOUS AREA ALREADY APPROVED IN POTOMAC AVENUE, MAIN STREET PLANS, AND THE FIRE STATION; THEREFORE THE IMPERVIOUS AREAS ARE NOT DEDUCTED. DSW# 2005-0004 HAVE BEEN SUBTRACTED FROM THE SUMMATION. CUMULATIVE IMPERVIOUS NUMBERS: COLUMN P-3
 *9: THE "OFFSITE CONTROLLED" REPRESENTS ADDITIONAL RUNOFF ENTERING POND P-3. THE AREAS ARE CURRENTLY LOCATED ON VIRGINIA ELECTRIC AND PROPERTY TIMMOS 01-05-02. THE IMPERVIOUS AREAS HAVE BEEN TREATED BY OTHER FACILITIES NOT SHOWN ON THIS TABLE. NO ADDITIONAL REMOVALS IS REQUIRED NOR HAS ADDITIONAL CREDIT BEEN TAKEN FOR THE OFFSITE TREATMENT.
 *10: THIS AREA WAS NOT INCLUDED IN THE ORIGINAL STORMWATER MANAGEMENT PLAN. THE PROPOSED PARALLEL LANDFILL PLAN HAS PROVIDED ADDITIONAL REMOVAL THROUGH A FILTERA.
 *11: IMPERVIOUS AREAS ARE NOT FULLY QUANTIFIED. AS THE IMPERVIOUS NUMBERS SHALL BE REVIEWED AND THIS INFORMATION WILL BE REMOVED.
 *12: POND P-2 HAS BEEN SPLIT UP INTO EX P-2 AND POND P-2. THE AREAS ASSOCIATED WITH LANDFILL 2 (DSW#2012-0001 AND DSW#2012-0003) THE COMBINED OVERALL AREA AND IMPERVIOUS AREA GOING TO BOTH PONDS HAS REMAINED AS APPROVED.
 BUT BROKEN INTO SEPARATE AREAS TO EX P-2 AND POND P-2. 1.00AC HAS BEEN REMOVED FROM EX P-2 (WET POND) AND ADDED TO POND P-2. LIKEWISE, 0.33 AC HAS BEEN REMOVED FROM EX OFFSITE TO POND P-2 OFFSITE.

NOTE: THE CURRENT IMPERVIOUS AREAS ARE A TALLY OF THE TOTAL IMPERVIOUS AREAS TAKEN FROM THE SUBMITTED PLANS AS OF: 2-13-15

PROJECT	DESCRIPTION	DATE	STATUS	REMARKS
OVERALL BEMP PLAN	POTOMAC AVE	DSP # 2004-0044	(APPROVED 04-11-05)	
	SOUTH MAIN	DSP # 2005-0038	(APPROVED 01-29-07)	
	TEMP CONNECTION RT-1	DSP# 2005-0044	REVISED 05-18-12	
	MAIN ST	DSP# 2005-0014	(APPROVED 04-10-07)	
	PUMP STATION	DSP# 2005-0039	(APPROVED 06-19-07)	
	PIRE STATION	DSP# 2004-0045	(APPROVED 02-21-08)	0.82
	LANDBAY H	DSP# 2005-0026	(APPROVED 04-25-08)	
	LANDBAY G - INFRASTRUCTURE PLANS	DSP# 2004-0068	(DATED 01-15-06)	
	LANDBAY G - BLOCK A1 (REMAINING PORTION OF INTERIM PARKING)	DSP# 2007-0022	(DATED 7-29-11)	4.46
	PRELIM LANDBAY C - BUILDING A2	SUP #2012-0061	(DATED 8-22-12)	0.37
	LANDBAY G - BUILDING B	DSUP# 2016-0018	(THIS APPLICATION)	0.44
	LANDBAY G - BUILDING C	DSUP#2007-0022	(DATED 7-29-11)	1.05
	PRELIM LANDBAY C - BUILDING D	DSP#2012-0008	(DATED 8-9-12)	1.88
	LANDBAY G - BUILDING E			
	PRELIM LANDBAY G - BUILDING F	DSUP#2011-0026	(DATED 1-30-12)	0.32
	LANDBAY G - BUILDING G			
	LANDBAY G - BUILDING H	DSUP# 2012-0013	(APPROVED 03-19-13)	1.73
	PARTIAL LANDBAY I & J (EAST)	DSP# 2000-0019	(APPROVED 05-16-00)	0
	LANDBAY K	DSP# 2006-0013	(APPROVED 01-25-11)	
	LANDBAY I TOWNHOMES	DSP#2012-0005	(DATED 05-22-12)	
	PID DOG PARK	SUP#2008-0029	(DATED 04-30-12)	
	LANDBAY I MULTIFAMILY	DSP#2011-0001	(DATED 03-29-12)	0.10
	PARTIAL LANDBAY I & J (WEST)	DSP#2008-0022	(DATED 03-08-12)	

POTOMAC YARD					
ALEXANDRIA, VIRGINIA					
PHOSPHOROUS LOADING COMPUTATIONS					
<u>WORKSHEET B: REDEVELOPMENT</u>					
1. Compile site-specific data and determine site imperviousness.					
				PRE-DEVELOPM	POST-DEVELOPMENT
A*	=	200.19		=	200.19
I _a				=	
structures				=	
parking lot		1.2		=	
roadway		2.7		=	
other		2.66		=	
		3.02			
Total I _a		4.08	81.73 acres	=	141.50 acres
		5.21			
I = (Total I _a / A) x 100		5.37			
		= 41%			71%
		7.23			0
R _v = 0.05 + (0.009 x I)		2.13			0
		17.25	0.417		0.686
C: I ≥ 20 = 1.08 mg/l					
I ≤ 20 = 0.26 mg/l					
		= 1.08	mg/l	= 1.08	mg/l
*A is the total area of the site draining to the BMP					
** I _a is the total impervious cover on the site draining to the BMP					
2. Calculate the pre-development load (L_{pre})					
L _{pre} = 8.16 x R _{v,pre} x C x A					
L _{pre} = 8.16 x 0.417 x 1.08 x 200.19					
L _{pre} =		736.51	pounds per year		
3. Calculate the post-development load (L_{post})					
L _{post} = 8.16 x R _{v,post} x C x A					
L _{post} = 8.16 x 0.686 x 1.08 x 200.19					
L _{post} =		1,210.48	pounds per year		
4. Calculate the pollutant removal requirement (RR).					
RR = L _{post} - (0.9 x L _{pre})				RR% = (RR/L _{post}) x 100	
RR = 1210.48 - (0.9 x 736.51)				RR% = (547.61/1210.48) x 100	
RR = 547.61				RR% = 45.2%	

GRD2019-_____
APPROVED DATE _____

DIRECTOR OF TRANSPORTATION
AND ENVIRONMENTAL SERVICES

File No. ALEX Tax Map No. 025.01-05-10 Job No. 11-086 Cadd Dwg. File: Q:\sdsiproj\11086\dwg\engineering\grading Plan Block B\11086C-0701.dwg

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DRAWN: CR	CHECKED: TBAV
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STATE OF VIRGINIA
 PROFESSIONAL ENGINEER
 J. Jeffrey J. Stuchel
 JEFFREY J. STUCHEL
 Lic. No. 031215
 12/04/19

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PYD DRAWDOWN TABLE

**INSTITUTE FOR DEFENSE
ANALYSES AT POTOMAC YARD
OFFSITE CONSTRUCTION WORKER PARKING
AND CONSTRUCTION TRAILERS**

LB G, BLOCKS B/E- CITY OF ALEXANDRIA, VIRGINIA

SHEET: C-0703